

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

May 19, 2016



RP16-11: proposed Replat of a portion of Lot 1 in Block 1 of the Fox Addition

SIZE AND LOCATION: 0.993 acres of land at the southeast corner of Cavitt Avenue and Helena Street and currently addressed as 3510 Cavitt Avenue

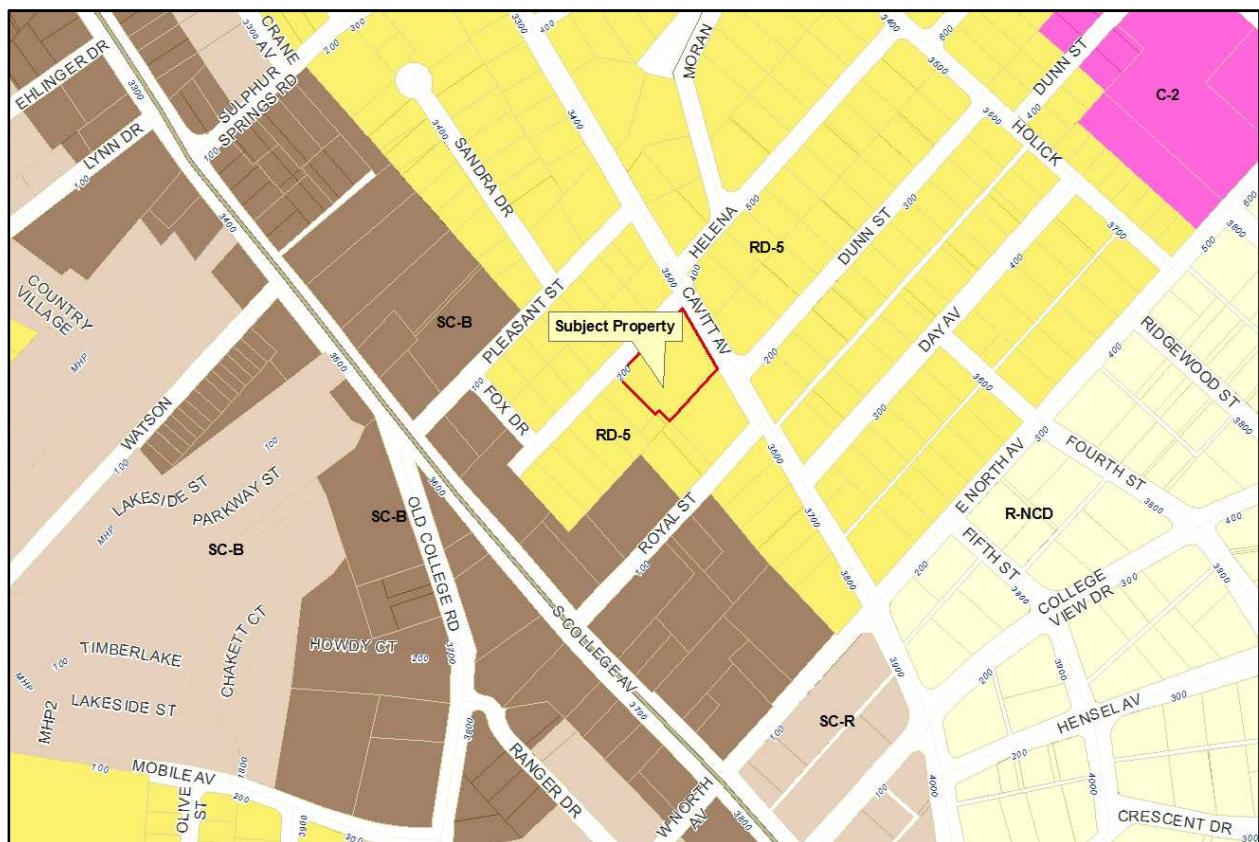
EXISTING LAND USE: single-family home

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Justin Whitworth, Bona Fide Acquisitions

AGENT: Schultz Engineering, LLC

STAFF CONTACT: Stephanie Doland, Staff Planner



Aerial (2015):



BACKGROUND:

In 1952, the Fox Addition was platted creating 13 lots for the development of single-family homes. Most of the Fox Addition has since been developed with single-family homes and the subject property is adjacent to single-family homes on all four sides, including across Cavitt Avenue and Helena Street.

The applicant, Justin Whitworth with Bona Fide Acquisitions, is proposing to replat the 0.993 acre subject property into 4 new lots in Block 1 of the Fox Addition to create opportunities for residential infill development. The proposed new lots (Lots 1A, 1B, 1C, and 1D) are proposed to be 0.228 acres, 0.238 acres, 0.236 acres, and 0.248 acres in size, respectively.

This replat shows the dedication of 10 feet of right-of-way for Cavitt Avenue, which is half of the additional increment needed to make Cavitt Avenue, a major collector street, an 80-foot wide right-of-way. Parkland development and dedication fees are required for the creation of 3 new lots, totaling \$1,560 (\$520 per lot). The City Engineer has accepted the applicant's request to pay \$7,326 into the City's sidewalk fund in lieu of constructing required sidewalks along Helena Street, as provided for in Subdivision Ordinance Section 110-59(k).

RECOMMENDATION:

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.